

City of Charlotte Engineering & Property Management
FY17 Land Development User Fees
Fees are effective for projects submitted on/after July 1, 2016

All fees need to be paid at the time of the initial submittal of plans to the City of Charlotte’s Land Development Office. Occasionally, additional fees may need to be assessed at the time of plan approval. The owner and design professional will receive notification via phone and email advising of the outstanding fees due prior to release of approved plans. Please note, all fees should be made payable to the City of Charlotte.

General:

Grading / Erosion Control Permit ¹	\$4,000 per project + \$100 per exact acre denuded
<i>Required when 1 acre or more is disturbed</i>	
Lot Grading	\$1,160 per project + \$100 per exact acre denuded with a closed grading permit \$1,160 per project+ \$100 per exact additional denuded acreage over 1 acre with an open grading permit
Additional Grading Detention / Drainage ¹	\$1,160 per project + \$100 per exact additional denuded acre \$1,330 per project + \$100 per exact acre denuded
<i>Required total >20,000 sq. ft. impervious area</i>	
Rezoning Staff Review & Inspection ²	\$255 per project
Administrative Fee (<i>office use only</i>)	\$500 per project
Revision to Approved Plan	\$1,160 per project

Commercial:

Asbuilt Review for Projects over 2 Years from Approval Date	\$645 per project
Commercial Plan Review & Inspection ³	
With or Without Driveway Permit:	\$2,055 per project + \$645 (CDOT Review Fee) = \$2,700
Commercial Tree Ordinance Review & Inspection	\$1,365 per project + \$10 per additional new tree required
Commercial Tree Preservation	\$1,280 per project
Expedited Plan Review	
Land Development Additional Fee	\$1,950 per project
CDOT Additional Fee	\$200 per project
Expedited Presubmittal Meeting	\$500 per meeting
Letter of Intent	\$500 per project
Zoning Plan Review & Inspection ⁴	\$115 - \$1,180 based upon construction costs

Urban Design Plan Review & Inspection:

Fee applies to Uptown Mixed Use Development (UMUD), Mixed Used Development District (MUDD), RE-3; and includes Pedestrian (PED) Overlay, Transit Station (TS) Overlays, and Transit Oriented District (TOD) Overlays . See Commercial Plan Review & Inspection Fees for applicable tree, grading and detention fees.

Engineering Plan Review & Inspection ⁵	
With or without driveway permit)	\$2,910 per project+ \$1,675 (CDOT) + \$1,295 (Planning)
Planning Revision or Minor Administrative Fee	\$255 per project

Bond Fees

Posting of a New Surety	\$550
Renewal of a Surety during first 4 Years from Original Effective Date	-0-
Annual Renewal for a Surety over 4 Years from Original Effective Date	\$550
Reduction of a Surety	\$550
Replacement of a Surety	\$550
Release of a Surety within first 4 Years from Original Effective Date	-0-
Release of a Surety over 4 Years from Original Effective Date	\$550

Single-Family/Commercial Subdivisions:

Residential Tree Ordinance Review & Inspection and Tree Preservation	\$2,000 per project + \$10 per exact acre denuded
Record Plat Review & Inspection	\$1,300 per plat
Major Residential Subdivision ⁶	\$7,025 per project + \$100 per exact total acreage
<i>(Includes Single-Family, Multi-Family, and Mixed-Use)</i>	
Commercial (<i>Non –Residential</i>) Subdivision ⁶	\$5,020 per project + \$100 per exact acre denuded
Minor Residential Subdivision (without streets)	\$1,300 per project
Sketch Plan Review ⁵	\$185
Revision to Approved Plan (Administrative)	\$1,160 per project (<i>Redesign revision to approved plans=full fee</i>)
Asbuilt Review for Projects over 2 Years from Approval Date	\$645 per project
Single Family Residential City Engineering Lot Inspection	\$70 per building permit

¹ Grading, Detention and Subdivision fees are based on **exact** acre. Fees are computed by adding the project fee and per acre fee.
² City Engineering Fee(s) collected by Charlotte-Mecklenburg Planning Commission.
³ City Engineering collects for CDOT service on all complex traffic reviews for building permits and driveway permit applications.
⁴ City Engineering Fee(s) collected by Mecklenburg County LUESA. Construction Costs of \$1-\$3,000=\$125 fee; \$3,001-\$50,000=\$195 fee; \$50,001-\$100,000=\$470 fee; \$100,001-\$1,000,000=\$985 fee; over \$1,000,001 =\$1,180 fee. RTAP reviews = \$190. CTAC (trade reviews) = \$115.
⁵ City Engineering collects additional agencies’ fees.
⁶ Major Subdivision costs based on total acreage; Commercial Subdivision costs based on denuded acreage.